GENERAL ARRANGEMENT PLANS - WALL LEGEND

- Frost resistant quality facing brickwork 20N Brickwork
- Celcon Standard concrete blockwork (compressive strength 3.6N/mm² in 1:1:6 mortar (unless noted otherwise) forming 100mm wide partitions. Unit weight = 5kg. Density = 600Kg/m³.Block dimension = L440 x H215 x W100
- 100mm 3.6N Hanson Fenlite 1500 medium dense concrete block (compressive strength 3.6N/mm²)
- Celcon High Strength concrete blockwork (compressive strength 7.3N/mm²).
- 17.5N/mm² blockwork
- 10.4N/mm² blockwork
- 70mm British Gypsum Gyframe 70S50 'C' stud system, with studs at 600mm centres, 12.5mm Gyproc Soundbloc plasterboard each side with tapered edges, finished as per internal spec. Moisture-resistant plasterboard to bathroom with studs at 400mm centres.
- 70mm Buttressing Wall with 12mm Ply Sheathing as per SD/3022. 12.5mm Gyproc Soundbloc plasterboard each side with tapered edges, finished as per internal spec. Moisture-resistant plasterboard to bathroom with studs at 400mm centres.
- MJ Movement Joints

IMPORTANT NOTE:

ALL EXTERNAL WALLS TO INCORPORATE BRICKFORCE SBF30W60 BED-JOINT REINFORCEMENT TO INNER LEAF OF BLOCKWORK 2x COURSES ABOVE & BELOW ALL OPENINGS & TO PROJECT A MIN. 600mm BEYOND OPENING.

INTERMITTENT EXTRACT VENTILATION:

Kitchen = 30L/S Adjacent hob; Utility = 30L/S; Bathroom = 15L/S; En-Suites = 15L/S; Clk's = 6L/S

Extractor fans installed in windowless accommodation linked to the lighting & provided with 15mins over-run

PURGE VENTILATION:

All windows to habitable rooms to open more than 30 deg's. each habitable room to be provided with an openable window(s) with an opening area equal to 1/20th of the rooms floor area.

FIRE SIGNAGE KEY:

ALL NOTICES SHALL COMPLY WITH BS 5499 FOR COLOUR & STYLE OF LETTERING.

BS 5499 PART 4 STATES THAT:

1. SIGNS ABOVE DOORS SHOULD BE MOUNTED BETWEEN 2.0m AND 2.5m FROM FFL TO THE BASELINE OF THE SIGN AND AS CENTRALLY AS POSSIBLE OVER THE ESCAPE ROUTE

2. WALL MOUNTED SIGNS ARE TO BE FIXED BETWEEN 1.7m TO 2.0m FROM FFL TO THE BASE LINE OF THE SIGN

3. SIGNS SHOULD BE MOUNTED AT THE SAME HEIGHT THROUGHOUT THE ESCAPE ROUTE WHERE PRACTICABLE

SIGNS TO BE MADE OF RIGID PLASTIC & TO BE PHOTO LUMINESCENT.

SIGNS TO BE FIXED WITH ANTI-TAMPER SCREWS.

SYMBOL:

- WALL MOUNTED = 'PROGRESS DOWN TO THE RIGHT'
- WALL MOUNTED = 'PROGRESS UP TO THE RIGHT'
- WALL MOUNTED = 'PROGRESS UP TO THE LEFT'
- WALL MOUNTED ABOVE DOOR = 'PROGRESS FORWARD FROM HERE'
- WALL MOUNTED = 'PROGRESS RIGHT FROM HERE'
- WALL MOUNTED = 'PROGRESS LEFT FROM HERE'

ELECTRICAL KEY

This electrical legend is to be read in conjunction with the internal specification & M&E consultants details if applicable with any discrepancies being reported to the site manager. Doorbells, light switches, entryphones etc. should be fixed no higher than 1200mm above FFL. TV, BT & power sockets should be fixed no lower than 450mm above FFL. all Wall lights to be fitted at 2100mm above FFL.

Symbol	Description
L	Flush double switch socket. L= Lockable
2	Dual TV/ FM point 1xCT100 cabling (diplexer)
D	Door Entry System (Audio & Video)
	Flush rocker light switch. 1,2 or 3 way switched
	Ceiling rose light point
	Drum light fitting *E = Denotes emergency fitting with battery back up*
	Fluorescent tube light with diffuser.
	Under-stair oval bulkhead wall mounted light
	External Wall light
	Single slave phone socket 1xCAT 5 cabling.
CO CM	Smoke / Carbon Monoxide Detector
	Wall Light *E = Denotes emergency fitting with battery back up*
	Rad
	Flush double switched socket 200mm above kitchen work top.
	13A Flush unswitched outlet 300mm below kitchen work top.
P	Heating control programming switch.
	Flush 30A cooker switch 200mm above kitchen work top
T	Thermostat.
	Gas point
	Door bell push.
	Door bell sounder.
BG	Break glass switch
	Shower head & control position.
	Ceiling mounted extract fan.
	Isolator switch.
COMMS	For sites with FTTP refer to SD/1002 For sites with FTTC refer to SD/1003
FCP	Fire control panel
	Batten holder light fitting.
PIR	Passive Infrared Sensor
	13A flush unswitched spur.

Party walls to receive bedjoint reinforcement type: Bekaert Brickforce GBF 30W100 at 450mm c/c vertically.

Fire Door Legend

	FD30S. Half hour fire door with self closing device, intumescent strip and smoke seal.
	FD30. Half hour fire door with intumescent strip.
KLS	FD30S. Half Hour fire door with intumescent strip, smoke seal, and sign stating 'KEEP LOCKED SHUT'.
	Communal entrance door to apartment block fitted with self closing device.
	FD30S. Half hour fire door with self closing device, intumescent strip and smoke seal, Pyro glazed vision panel

All doors to service riser ducts are to be fitted with a sign annotated with 'keep locked shut'

FS	Fire Stops.

Notes

All dimensions to be checked on site prior to the commencement of construction and any discrepancy should be reported to the Site Manager.

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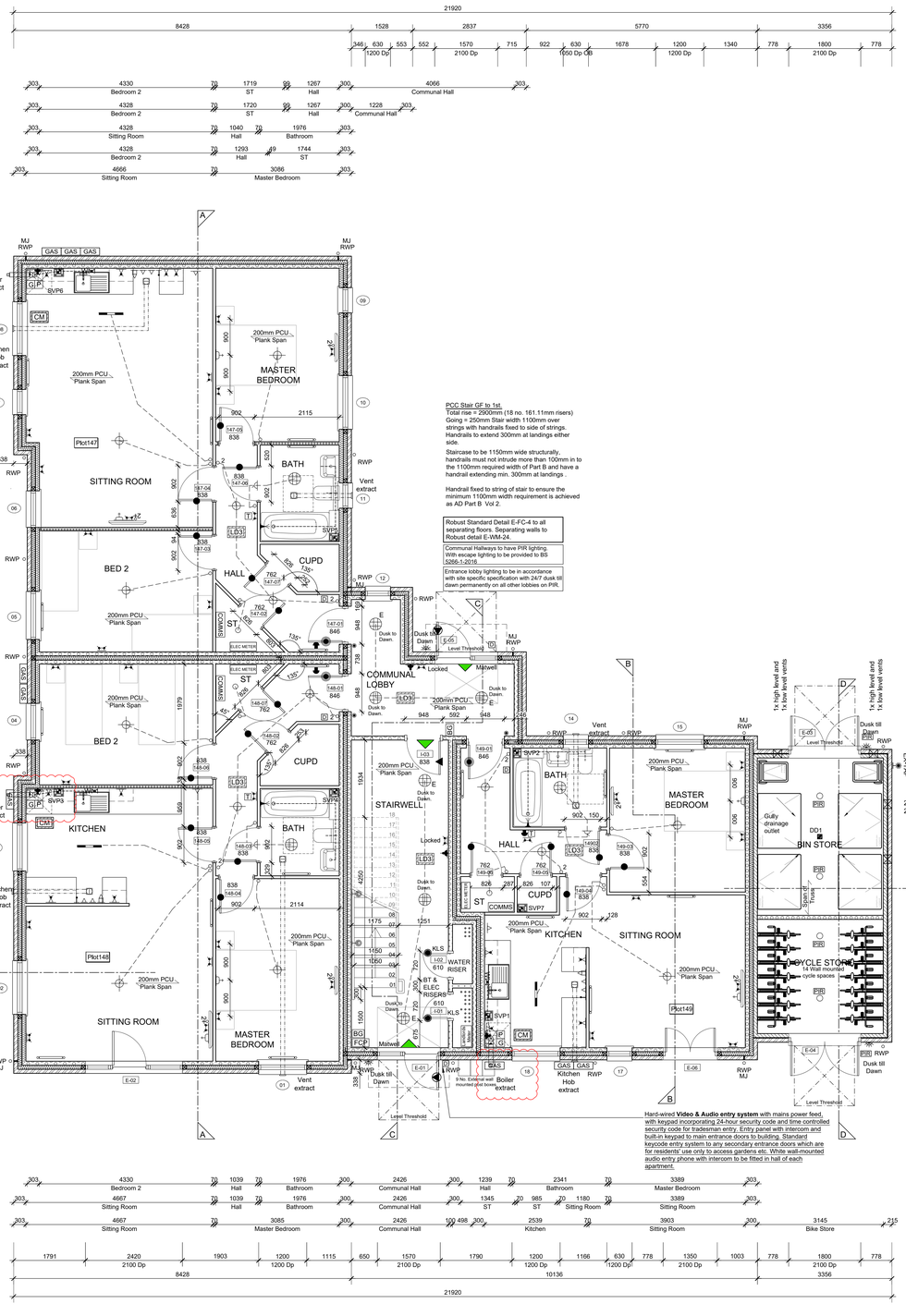
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Sub-Contractors MUST ensure that they have the latest issue drawing before they commence

This drawing is to be read in conjunction with all relevant Specifications, schedules and Engineers details.

SPEC LEVEL 'A'

AFFORDABLE



PCC Stair GF to 1st.
Total rise = 2900mm (18 no. 161.11mm risers)
Going = 250mm Stair width 1100mm over stirngs with handrails fixed to side of strings. Handrails to extend 300mm at landings either side.

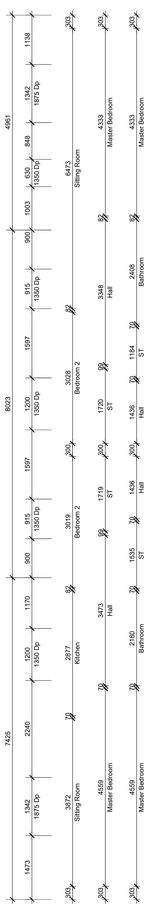
Staircase to be 1150mm wide structurally, handrails must not intrude more than 100mm in to the 1100mm required width of Part B and have a handrail extending min. 300mm at landings .

Handrail fixed to string of stair to ensure the minimum 1100mm width requirement is achieved as AD Part B Vol 2.

Robust Standard Detail E-FC-4 to all separating floors. Separating walls to Robust detail E-WM-24.

Communal Hallways to have PIR lighting. With escape lighting to be provided to BS 5266-1:2016

Entrance lobby lighting to be in accordance with site specific specification with 24/7 dusk till dawn permanently on all other lobbies on PIR.





ROOF LAYOUT

SCALE 1:100

ROOF VENTILATION (TYPE 1)

An impermeable roofing underlay (Type 1F / HR) is to be draped over all roof pitches, with Rytons OFV1000 (or similar approved) over fascia ventilator providing ventilation equivalent to a continuous 10mm opening at eaves level, and Glidevale Fulmetal Redicoll ventilated dry ridge system (or similar approved) providing ventilation equivalent to a continuous 5mm opening at ridge level.

ROOF VENTILATION (TYPE 2)

An impermeable roofing underlay (Type 1F / HR) is to be draped over all roof pitches, with Rytons OFV300 (or similar approved) over fascia ventilator providing ventilation equivalent to a continuous 25mm opening at eaves level, and Glidevale Fulmetal Redicoll ventilated dry ridge system (or similar approved) providing ventilation equivalent to a continuous 5mm opening at ridge level.

Rev	Date	Description	Init.
F	11.12.2020	Gas meters moved	CM
E	11.09.2020	Fire doors added to bathrooms	CM
D	26.05.2020	Entrance door opening out	BB
C	31.01.2020	Revised to 2019 HA Spec.	LS
B	04.12.2019	Bathroom amended slightly to comply with M4(1)	KT
A	04.11.2019	LD3/smoke detector added to stairwell	KBH

CALA GROUP

Job title

New Monks Farm
Lancing 1B
HA RENTED

Drawing title

Block C - Plots 147-155
Apartment Block

Ground Floor & Roof Layout

STATUS	CONSTRUCTION	DRAWN	BB
SCALE	varies @ A0	DATE	Feb 2019
		REV.	F

DWG NO

00257.1B-091-A-BLOCK C-GA